



Planning & Community Development Dept.

P.O. Box 5021 Great Falls, MT 59403

January 14, 2014

Dear VOLUNTEER:

The Planning Advisory Board is beginning a comprehensive review of our city's land development code. In the course of making this review, we want to hear from everyone who is involved in planning for Great Falls' future, especially from those who have some experience in the city's development review process.

We are, therefore, inviting and encouraging everyone who serves on the Board of Adjustment, the Design Review Board, the Historic Preservation Advisory Commission, and even the Parking Advisory Commission to join us in a series of training workshops and ad hoc committee meetings that will take place over the next few months.

The first workshop, which will feature a presentation on the foundations for land use regulation and a discussion of how to organize the work on the code will be held **DATE, TIME, PLACE**.

We hope to see you on **DATE, TIME, PLACE**.

Nathan Weisenburger, Chair
Great Falls Planning Advisory Board



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Dear Neighborhood Council Member:

The Planning Advisory Board is beginning a comprehensive review of our city's land development code. In the course of making this review, we want to hear from everyone who is involved in planning for Great Falls' future, especially from those who have some experience in the city's development review process.

We are, therefore, inviting and encouraging each Neighborhood Council to appoint a representative to join us in a series of training workshops and ad hoc committee meetings that will take place over the next few months.

The first workshop, which will feature a presentation on the foundations for land use regulation and a discussion of how to organize the work on the code revisions will be held **DATE, TIME, PLACE**. We understand that the Neighborhood Councils may not have had a chance to appoint a representative by that time, so we invite any Neighborhood Council member who would like to attend to be there.

We hope to see you on **DATE, TIME, PLACE**.

Nathan Weisenburger, Chair
Great Falls Planning Advisory Board

Code Revision Process

Initial Training - Foundations of Land Use Regulation in Law and in Planning (Growth Policy)

Organization of the Discussion – ad hoc committees?

Due Process (Procedures)

- nurturing a culture of cooperation and informal negotiation before applications are ever filed
- meet with design community/developers

Annexation – basically controlled by state law, but we will be working on development agreements

The Zoning Map

- availability of light industrial?
- availability of higher density?
- Medical District?
- West Bank District?
- consolidation of districts?
- PUD, see below

Dimensional Standards

- avoid variances, reduce nonconformities

Design Review - Performance Standards

- simplify, improve home occupation standards
- animals

Subdivisions – largely controlled by State law

Improvements

- coordination with Public Works
- more effective use of development agreements
- continuing maintenance

Planned Unit Developments - use this tool as it is meant to be used, which means making dimensional standards realistic, relying on performance standards

Definitions – tag along with every other topic